



**City of Santa Barbara**  
Airport Department

**DATE:** May 18, 2011  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – Ensemble Theatre Company, Inc.

---

**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Ensemble Theatre Company, Inc., a California Non-Profit Corporation, for 2,223 square feet of storage space, in Building 314 at 101-D Dean Arnold Place, at the Santa Barbara Airport, effective June 1, 2011, for a monthly rental of \$1,698, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Ensemble Theatre Company, Inc. has been an Airport tenant since June 1, 2005, storing theatrical props, costumes, supplies, furniture, and scenery in Suite D of Building 314 at 101 Dean Arnold Place. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.764 per square foot for warehouse space, and is comparable to other buildings on the Airport for similar use and in similar condition. The current Storage rate ranges from \$.68 to \$1.00. The new rental represents a 1.5% increase over the previous year.

In addition, Ensemble Theatre will pay all charges for electricity.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map